

IN RE: PETITION FOR ADMIN. VARIANCE * BEFORE THE
W/S Turnbrook Court, 525' N of * ZONING COMMISSIONER
the c/l of Perry Woods Court * OF BALTIMORE COUNTY
(12 Turnbrook Court) * Case No. 98-453-A
11th Election District *
6th Councilmanic District *
Andrea M. Martin *
Petitioner *

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Andrea M. Martin. The Petitioner seeks relief from Sections 504 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) (1971-1992) and from Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an open projection (deck, second floor) with a rear yard setback of 8 feet in lieu of the required 11.25 feet. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R.

ORDER RECEIVED FOR FILING

Date

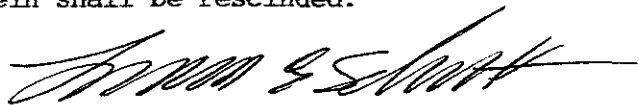
BY

Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 19th day of June, 1998 that the Petition for Administrative Variance seeking relief from Sections 504 and 301.1.A of the Baltimore County Zoning Regulations (B.C.Z.R.) (1971-1992) and from Section V.B.6.b of the Comprehensive Manual of Development Policies (C.M.D.P.) to permit an open projection (deck, second floor) with a rear yard setback of 8 feet in lieu of the required 11.25 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

ORDER RECEIVED FOR FILING
Date 6/19/98
By [Signature]



Baltimore County
Zoning Commissioner
Office of Planning

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386

June 19, 1998

Ms. Andrea M. Martin
12 Turnbrook Court
Baltimore, Maryland 21234

RE: PETITION FOR ADMINISTRATIVE VARIANCE
W/S Turnbrook Court, 525' N of the c/l of Perry Woods Court
(12 Turnbrook Court)
11th Election District - 6th Councilmanic District
Andrea M. Martin - Petitioner
Case No. 98-453-A

Dear Ms. Martin:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Permits and Development Management Office at 887-3391.

Very truly yours,

A handwritten signature in dark ink, appearing to read "Lawrence E. Schmidt", is written over a horizontal line.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel

File





Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12 Turnbrook Court
which is presently zoned DR 5.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504, V.B.G. 6 & 301.1A (1971-92) BCZR. TO PERMIT AN OPEN PROJECTION (OPEN DECK, 28 FT. W/ 11.25 FT.
WITH A REAR SETBACK OF 8 FT. IN LIEU OF THE REQUIRED

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

① Purchased a home with intentions to put a deck on back of house

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s)

(Type or Print Name)

Signature

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: RT

DATE: 5-21-98

ESTIMATED POSTING DATE: 5-31-98

Printed with Soybean Ink on Recycled Paper

IM #: 453

98-453-A

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12 Turnbrook Court
address
Parkville MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I purchased 12 Turnbrook with intentions
of building a deck. The deck will be a
second level deck so that my young
son can be on the same level as I while
playing because the water wheel behind
the home is not fenced.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Andrea Marie Martin
(signature)
Andrea Marie Martin
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit

I HEREBY CERTIFY, this 13 day of May, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

MAY 13 1998
date

Joseph Naleice
NOTARY PUBLIC

My Commission Expires: 3/1/02

A-E24-7P

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 12 Turnbrook Court
address
Parkville MD 21234
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

I purchased 12 Turnbrook with
intentions of building a sizable deck.
The deck will be a second level deck so
that my young son can be on the
same level as I while playing because
the water hole behind the home is not
fenced.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Andrea Marie Martin
(signature)
Andrea Marie Martin
(type or print name)



(signature)

(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 20 day of May, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

MAY 20 1998
date

Joseph Mallin
NOTARY PUBLIC

My Commission Expires:

3/1/02

A-324-2A



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 12 Turnbrook Court

which is presently zoned DR2 5.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 504, V.B.G. 6 § 301.1A (1971-92) BCZR, TO PERMIT AN OPEN PROJECTION (OPEN DECK, 2nd FLR) WITH A REAR SETBACK OF 8 FT. IN LIEU OF THE REQUIRED 11.25 FT.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

SEE REVERSE

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

(Type or Print Name)

Signature

Signature

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner

(Type or Print Name)

Address

Phone No

Signature

City

State

Zipcode

Address

Phone No

Name

City

State

Zipcode

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County in two newspapers of general circulation throughout Baltimore County, and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: RT DATE: 5-21-98

ESTIMATED POSTING DATE: 5-31-98



Printed on Recycled Ink

ITEM #: 453

98-453-A

ORDER RECEIVED FOR FILING

Date BY

EXAMPLE 3 Zoning Description

3 COPIES

Three copies of the zoning description of your property are required. This is a sample to help you with the description - DO NOT USE THIS FORM FOR "FILL-IN THE BLANK". Type or print the description on 8-1/2" x 11" paper. COPIES OF DEEDS CANNOT BE USED FOR THE DESCRIPTION. The zoning description must be in the following form:

ZONING DESCRIPTION FOR # 12 TURNBROOK COURT
(address)

Beginning at a point on the WEST side of
(north, south, east or west)

Turnbrook Court which is 80 FT.
name of street on which property fronts (number of feet of right-of-way width)

wide at the distance of 525 FT. NORTH of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street PERRY WOODS COURT
(name of street)

which is 80 FT. wide. *Being Lot # 20,
(number of feet of right-of-way width)

Block --, Section # -- in the subdivision of TURNBROOK
(name of subdivision)

as recorded in Baltimore County Plat Book 68, Folio # --

containing 2644 SQ. FT. Also known as --
(square feet or acres) (property address)

and located in the 11 Election District, 6 Councilmanic District.

ITEM # 453

*If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, Block and Subdivision description as shown, instead state: "As recorded in Deed Liber --, Folio --" and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Typical metes and bounds: N.87 12' 13" E. 321.1 ft., S.18 27' 03" E.87.2 ft., S.62 19' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

98-453-A
-13-

A-E24.8P

BALTIMORE COUNTY, MARYLAND
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

ITEM # 453
No. 153751

DATE 5-21-98 ACCOUNT 2001-6150
010-RV AMOUNT \$ 50.00

RECEIVED FROM: Andrea Martin

FOR: Adm Variance

Regt.

DISTRIBUTION
WHITE - CASHIER
PINK - AGENCY
YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTION TIME
5/22/1998 5/21/1998 15:54:33
REF 4805 CASHIER LSN LXS TRANSFER
5 MISCELLANEOUS PASH RECEIPT
Receipt # 053751
CR NO. 053751

50.00 (48.00 + 1.00)
Baltimore County, Maryland

48.453-A

CASHIER'S VALIDATION

CERTIFICATE OF POST

ADMIN. VARIANCE

98-453-A

% P. O'KEEFE, ETAL

CLOSING

(Signature of Poster)

6/15/98

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalty of perjury that the sign(s) required by law
were posted conspicuously on the property located at #12 TURNBROOK CT.

The sign(s) were posted on

5/30/98

(Month, Day, Year)

Signed:

Patrick M. O'Keefe 6/5/98

(Signature of Sign Poster and Date)

PATRICK M. O'KEEFE

(Printed Name)

523 PENNY LANE

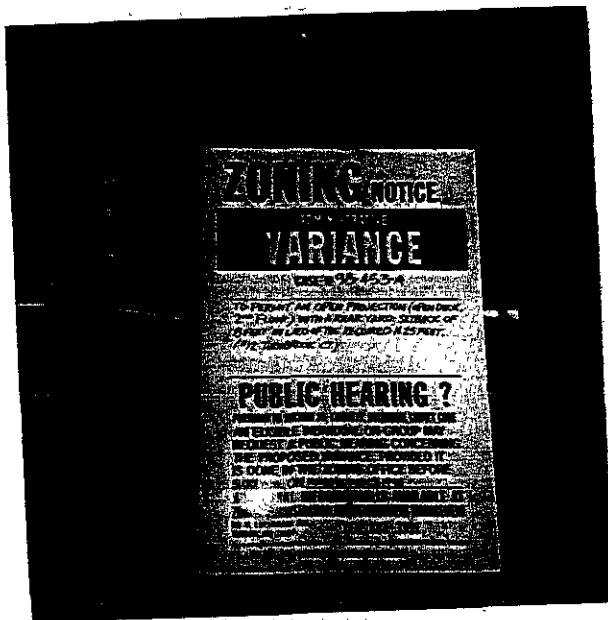
(Address)

HUNT VALLEY, MD. 21030

(City, State Zip Code)

410-646-5266 CELL 410-905-8571

(Telephone Number)



#12 TURNBROOK CT

98-453-A

5/30/98

C-6/15/98



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 453
Petitioner: Andrea Marie Martin
Location: 12 Turnbrook Court, Balt, MD 21234

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Andrea Marie Martin
ADDRESS: 12 Turnbrook Court
Parkville, MD 21234
PHONE NUMBER: (410) 529-7461 - Home
(410) 396-9281 - Work

AJ:ggs

(Revised 09/24/96)

98-453-A

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 98- 453 -A

Address 12 TURNBROOK COURT

Contact Person: REGULO TANGUILIG

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 5-21-98

Posting Date: 5-31-98

Closing Date: 6-15-98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 98- 453 -A

Address 12 TURNBROOK COURT

Posting Date: 5-31-98

Closing Date: 6-15-98

Wording for Sign: To Permit AN OPEN PROJECTION (OPEN DECK, 2nd
FLR) WITH A REAR SETBACK OF 8 FT IN LIEU OF THE
REQUIRED 11.25 FT.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

June 15, 1998

Ms. Andrea Marie Martin
12 Turnbrook Court
Parkville, MD 21234

RE: Item No.: 453
Case No.: 98-453-A
Petitioner: Andrea Marie
Martin
Location: 12 Turnbrook Court

Dear Ms. Martin:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on May 31, 1998.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Gwendolyn Stephens in the zoning office (410-887-3391).

Sincerely,

W. Carl Richards, Jr.
Zoning Supervisor

WCR:ggs
Attachment(s)



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

David L. Winstead
Secretary

Parker F. Williams
Administrator

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County 6-698
Item No. 453 RT

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief
Engineering Access Permits
Division

LG

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

DATE: June 22, 1998

FROM: Arnold F. "Pat" Keller, III, Director
Office of Planning

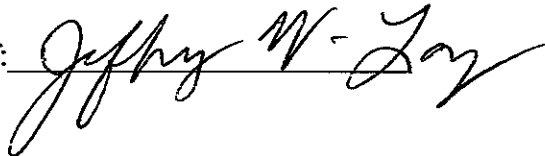
SUBJECT: Zoning Advisory Petitions

The Planning Office has no comments on the following petitions (s):

Item No. 453

If there should be any questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at (401) 887-3495.

Division Chief:

A handwritten signature in black ink, appearing to read "Jeffrey W. Long", is written over a horizontal line.

AFK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: June 23, 1998

FROM: *pub* Robert W. Bowling, Chief
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting
for June 15, 1998
Item Nos. 442, 443, 444, 445, 450,
451, 452, 453, 454, 455, 457, 458,
459, 462, 463, 464, 465

Use Permit for Farmer's Roadside Stand
John D. Barone & Beverlae Barone
E/S York Road, 260' S of Sparks Road
(14943 York Road)

16844 Wesley Chapel Road
Case No. 98-381-SPHA

1820 Clearwood Road
Case No. 98-438-SPHA

Hereford Plaza
Case No. 97-308-SPHA

The Development Plans Review Division has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0615.NOC

PERMIT #: B-
 RECEIPT #: B-
 CONTROL #: MR
 XREF #:

PROPERTY ADDRESS 12 Turnbrook Ct ☐ YES ☒ NO
 SUITE/SPACE/FLOOR 2 ☐ DO NOT KNOW
 SUBDIV: TURNBROOK
 TAX ACCOUNT #: 22-00-025057 DISTRICT/PRECINCT 11
 OWNER'S INFORMATION (LAST, FIRST)
 NAME: Andrea Martin
 ADDR: 12 Turnbrook Ct.

FEE: 60.00
 PAID: 60.00
 PAID BY:
 INSPECTOR:

I HAVE CAREFULLY READ THIS APPLICATION AND KNOW THE SAME IS CORRECT AND TRUE, AND THAT IN DOING THIS WORK ALL PROVISIONS OF THE BALTIMORE COUNTY CODE AND APPROPRIATE STATE REGULATIONS WILL BE COMPLIED WITH WHETHER HEREIN SPECIFIED OR NOT AND WILL REQUEST ALL REQUIRED INSPECTIONS.

BUILDING 1 or 2 FAM.
 CODE CODE
 BOCA CODE

TYPE OF IMPROVEMENT
 1. NEW BLDG CONST
 2. ADDITION
 3. ALTERATION
 4. REPAIR
 5. WRECKING
 6. MOVING
 7. OTHER

TYPE OF USE

RESIDENTIAL

01. ONE FAMILY
 02. TWO FAMILY
 03. THREE AND FOUR FAMILY
 04. FIVE OR MORE FAMILY
 (ENTER NO UNITS)
 05. SWIMMING POOL
 06. GARAGE
 07. OTHER

TYPE FOUNDATION
 1. SLAB
 2. BLOCK
 3. CONCRETE

BASEMENT
 1. FULL
 2. PARTIAL
 3. NONE

NON-RESIDENTIAL

08. AMUSEMENT, RECREATION, PLACE OF ASSEMBLY
 09. CHURCH, OTHER RELIGIOUS BUILDING
 10. FENCE (LENGTH HEIGHT)
 11. INDUSTRIAL, STORAGE BUILDING
 12. PARKING GARAGE
 13. SERVICE STATION, REPAIR GARAGE
 14. HOSPITAL, INSTITUTIONAL, NURSING HOME
 15. OFFICE, BANK, PROFESSIONAL
 16. PUBLIC UTILITY
 17. SCHOOL, COLLEGE, OTHER EDUCATIONAL
 18. SIGN
 19. STORE MERCANTILE RESTAURANT
 20. SWIMMING POOL
 SPECIFY TYPE
 21. TANK, TOWER
 22. TRANSIENT HOTEL, MOTEL (NO. UNITS)
 23. OTHER

TYPE OF CONSTRUCTION

1. MASONRY
 2. WOOD FRAME
 3. STRUCTURE STEEL
 4. REINF. CONCRETE

TYPE OF HEATING FUEL

1. GAS 3. ELECTRICITY
 2. OIL 4. COAL

TYPE OF SEWAGE DISPOSAL

1. PUBLIC SEWER EXISTS PROPOSED
 2. PRIVATE SYSTEM EXISTS PROPOSED
SEPTIC EXISTS PROPOSED
PRIVY EXISTS PROPOSED

CENTRAL AIR: 1. 2
 ESTIMATED COST: \$ 4544
 OF MATERIALS AND LABOR

1. PUBLIC SYSTEM EXISTS PROPOSED
 2. PRIVATE SYSTEM EXISTS PROPOSED

PROPOSED USE: SETH & DREK
 EXISTING USE: SETH

OWNERSHIP

1. PRIVATELY OWNED 2. PUBLICLY OWNED 3. SALE 4. RENTAL

RESIDENTIAL CATEGORY: 1. DETACHED 2. SEMI-DET. 3. GROUP 4. TOWNHSE 5. MIDRISE
 #EFF: #1BED: #2BED: #3BED: TOT BED: TOT APTS/CONDOS: 6. HIRISE

1 FAMILY BEDROOMS
 GARBAGE DISPOSAL 1. Y 2. NC BATHROOMS 4 CLASS 4
 POWDER ROOMS 8 KITCHENS 60 LIBER 9 FOLIO 9

BUILDING SIZE LOT SIZE AND SETBACKS
 FLOOR 260 SIZE 2644 SF
 WIDTH 22 FRONT STREET
 DEPTH 20 SIDE STREET
 HEIGHT NC FRONT SETBK
 STORIES 12'11" SIDE SETBK
 LOT #'S 20 SIDE STR SETBK
 CORNER LOT 8' REAR SETBK
 1. Y 2. N ZONING

APPROVAL SIGNATURES DATE
 BLD INSP :
 BLD PLAN :
 FIRE :
 SEDI CTL :
 ZONING : 111
 PUB SERV :
 ENVRMNT :
 PERMITS :

MAKE CHECKS PAYABLE TO BALTIMORE COUNTY MARYLAND -- NO PERMIT FEES REFUNDED

No BczR reqs allow an 8' deck setback to P/L. Variance case #?
 min setback 11.25' from P/L rear.

98-453-A

ITEM # 453

453

Andrea Martin of 12 Turnbrook Ct. has applied to the Baltimore County Zoning Commission for an administrative variance which would allow for the construction of a second story deck which extends Eight (8) feet beyond the end of the existing sunroom on the rear of the house. This variance would allow the deck to extend four (4) feet beyond what the current zoning would allow.

The following residents have been made aware of the variance request and pose no opposition and have signified this by affixing their signatures below.

NAME	ADDRESS	SIGNATURE & DATE
GREG FOERTSCH	10 TURNBROOK COURT	<i>Greg Foertsch</i> 5-20-98
Margaret A. Wolk	16 Turnbrook Court	<i>Margaret A. Wolk</i> 5/20/98
PAUL HARVEY	2 Turnbrook Court	<i>Paul R. Harvey</i> 5/20/98

98-453-A

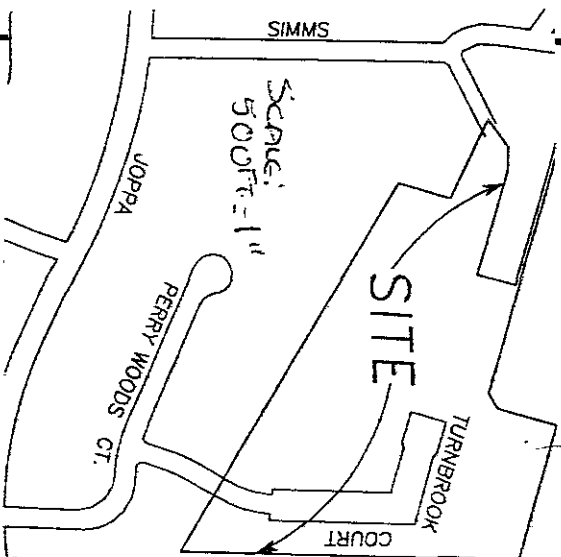
PROPERTY ADDRESS: 12 Turnbrook Court

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: Turnbrook

plat book # _____	, folio # _____	, lot # _____	, section # _____
-------------------	-----------------	---------------	-------------------

OWNER: Andrea Marie Martin



Election District: 1174
Councilmanic District: 62A
1"=200' scale map#: N.E. 9-F
Zoning: DR.S.S.

1"=200' scale map#:

Zoning: DR. S.S.

Lot size: 2644

acreage square feet

2644
square feet

SEWER: ☒ public ☐ private

WATER: ☒ ☐

Local Area: ☐ Yes ☒ No

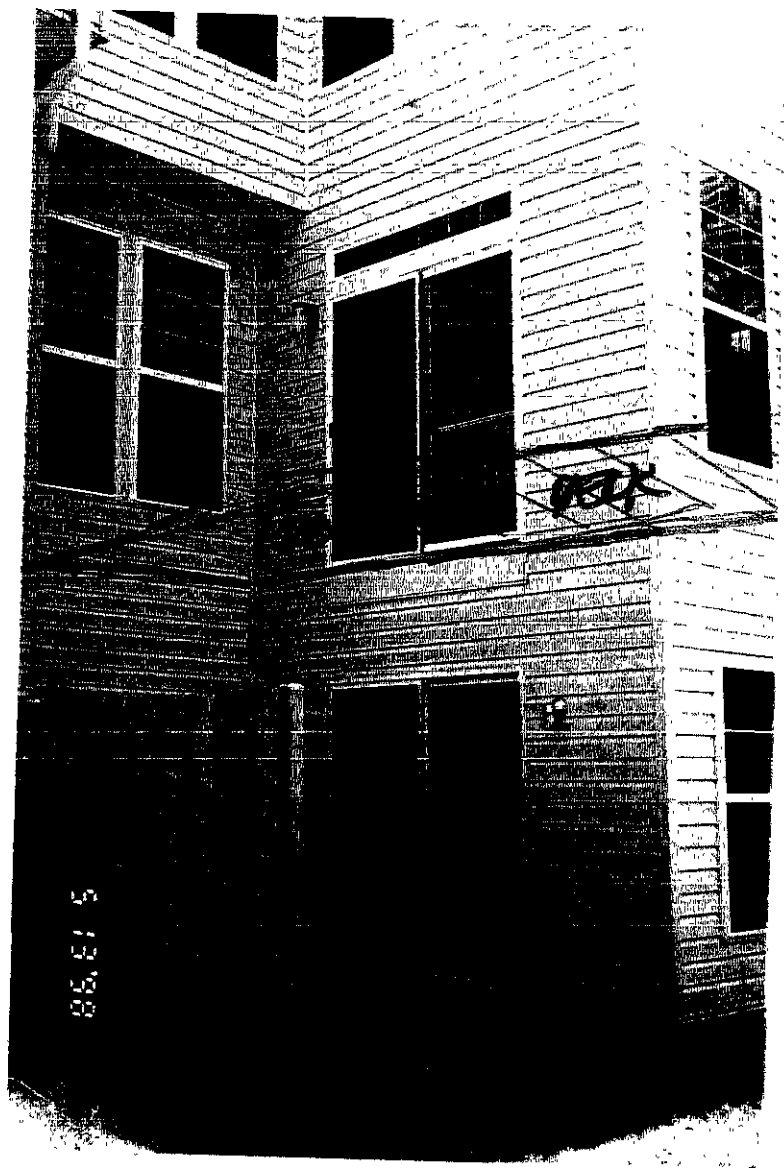
Chesapeake Bay Critical Area: ☐
Prior Zoning Hearings: None

Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

437

98.453-A



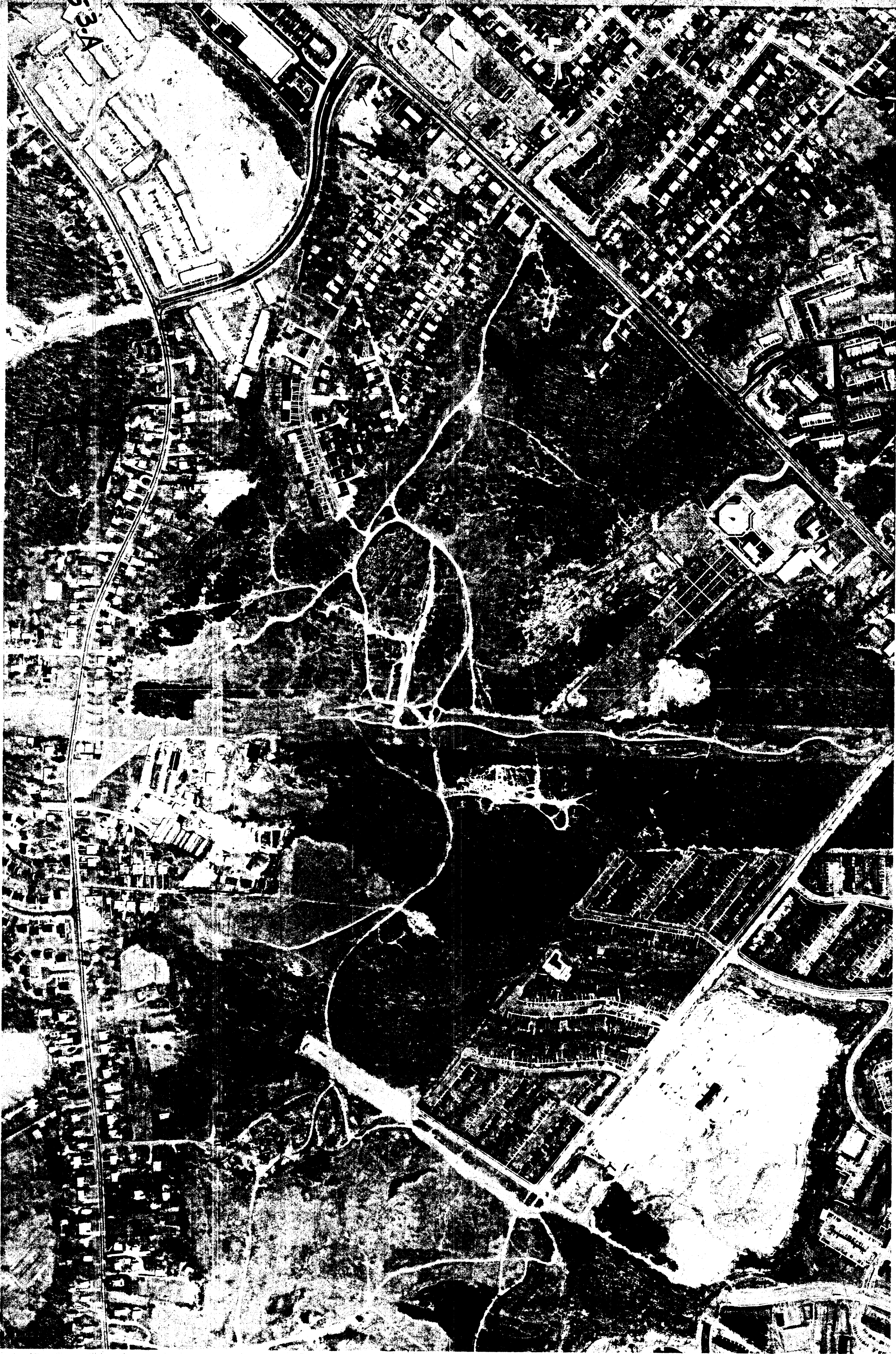
98-453-A



98-453-A



98-453-A



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE 1" = 200' ±	LOCATION PERRY HALL	SHEET N.E. 9-F
DATE OF PHOTOGRAPHY JANUARY 1986		

08-45-3-A



DATE	1986
OF	1
PHOTOGRAPHY	
JANUARY	
1986	
PERRY MALL	
LOCATION	
SHEET	453
ME	05